001.0	0002	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,176,800 / 1,176,800
					USE VALUE:	1,176,800 / 1,176,800
					ASSESSED:	1,176,800 / 1,176,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEEF LAWRENCE J &
Owner 2:	GOEMAN AMANDA
Owner 3:	
Street 1:	16 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREENWALD SUMA N -
Owner 2:	LEEF LAWRENCE J -
Street 1:	14 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3404 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	744,800		432,000	1,176,800
Total Card	0.092	744,800		432,000	1,176,800
Total Parcel	0.092	744,800		432,000	1,176,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.71 /Parcel: 345.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 723

GIS Ref

GIS Ref

Insp Date 09/30/17

!71!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	744,800	0	4,000.	432,000	1,176,800		Year end	12/23/2021
2021	104	FV	711,100	0	4,000.	432,000	1,143,100		Year End Roll	12/10/2020
2020	104	FV	711,300	0	4,000.	432,000	1,143,300	1,143,300	Year End Roll	12/18/2019
2019	104	FV	525,700	0	4,000.	459,000	984,700	984,700	Year End Roll	1/3/2019
2018	104	FV	525,700	0	4,000.	334,800	860,500	860,500	Year End Roll	12/20/2017
2017	104	FV	479,000	0	4,000.	291,600	770,600	770,600	Year End Roll	1/3/2017
2016	104	FV	479,000	0	4,000.	248,400	727,400	727,400	Year End	1/4/2016
2015	104	FV	418,800	0	4,000.	243,000	661,800	661,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:57:56

LAST REV

Date	Time
12/02/21	08:17:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 71

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENWALD SUMA	1398-135		4/27/2011	Family	99	No	No		
ST. LEDGER SHAR	1310-76		10/25/2005	Change>Sale	575,000	No	No		
GUARENTE FLOREN	1265-72		3/11/2003	Family	1	No	No		
	930-89		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2021	1612	Porch	24,899	C				
8/5/2015	1085	Solar Pa	8,493					
1/16/2009	37	Re-Roof	8,600					
10/29/2005	1003	Redo Bat	32,500			G7	GR FY07	+ 2 KITS & 2 BTHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	BS	Barbara S
8/25/2017	MEAS&NOTICE	HS	Hanne S
2/12/2009	Meas/Inspect	294	PATRIOT
12/21/2005	MLS	HC	Helen Chinal
10/18/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
8/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95846063
Const Adj.:	0.98000199
Adj $ / SQ:	169.073
Other Features:	136098
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780763
Depreciation:	35915
Depreciated Total:	744848

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

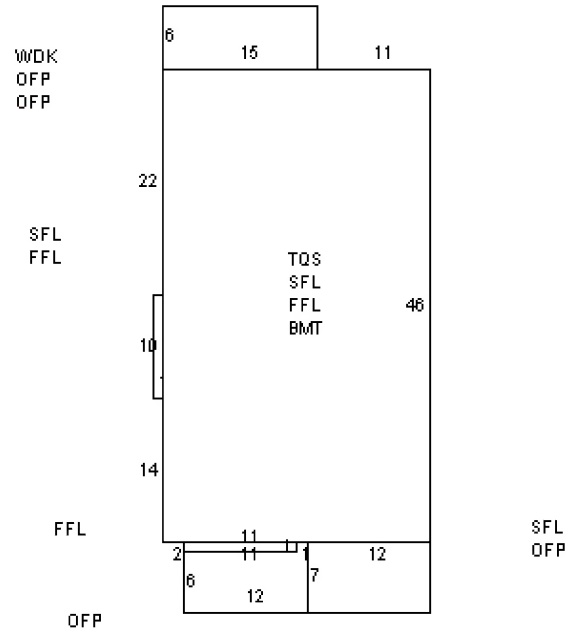
No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.07
Special Features:	0	Val/Su Net:	148.16
Final Total:	744800	Val/Su SzAd	218.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,290	169.070	218,104
FFL	First Floor	1,217	169.070	205,762
BMT	Basement	1,196	50.720	60,663
TQS	3/4 Story	897	169.070	151,658
OFP	Open Porch	337	20.970	7,066
WDK	Deck	90	15.680	1,411

Net Sketched Area:	5,027			Total:	644,664
Size Ad	3404	Gross Area	5326	FinArea	3404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc